

**AGENDA**  
**CITY OF RIVERSIDE**  
**CITY PLANNING COMMISSION**  
1,872nd Meeting



**9:00 a.m. December 9, 2004**  
COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

**PLEASE NOTE:** The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

**THE FOLLOWING BUSINESS TO BE CONDUCTED**

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P04-1201:** Request by Constantine Ilie for a one-year time extension to record Parcel Map 30516. The map proposes to divide approximately 1.8 acres into three lots for residential purposes at 5745 Stover Avenue, situated on the east side of Stover Avenue, northerly of Campbell Avenue in the RR-Rural Residential Zone.
2. **PLANNING CASE P04-1399:** Proposed time extension request by the City of Riverside Public Utilities Department, Water Engineering, to allow an additional one year period to operate a temporary ground water filtration plant in conjunction with an existing City well site (Garner B) consisting of 6 tanks (approximately 10 feet in diameter by 18 feet high), 2 backwash tanks approximately (12 feet in diameter and 16 feet high) or filter bags and 2 small pumps (50 GPM) with interconnecting pipes and valves within a 40 by 75-foot area situated on approximately 56 acres southwesterly of the corner of Placentia Lane and Sieck Road in the O — Official Zone.
3. **PLANNING CASE P04-1277:** Proposal by MBK Homes for the Design Review of the plot plan and building elevations for an approved planned residential development consisting of 62 single family detached residences together with parking, private and common open space on approximately 6.9 acres of vacant land located at 9567 California Avenue, situated on the northerly side of California Avenue, southerly of Challen Avenue and westerly of Van Buren Boulevard and the Food 4 Less Supermarket, in the in the R-1-65 - Single Family Residential and C-2 - Restricted Commercial Zones (Tentative R-3-40 - Multiple Family Residential Zone per Planning Case P03-1219).
4. **PLANNING CASE P04-1231:** Proposal for design review of a plot plan and building elevations by Charles Brown, on behalf of Grove Community Church, for a 138,996-square-foot religious institution on approximately 4.6 vacant acres, situated on the northerly side of Siegal Avenue, easterly of Trautwein Road, in the MP-SP – Manufacturing Park and Specific Plan (Orangecrest) Combining Zones.
5. **PLANNING CASE P04-1205:** Proposal for design review of a plot plan and building elevations by Elias Alfata on behalf of John Awabdy, for a 1,846-square-foot auto repair business “Automotive Speedy Smog” on approximately .35 acres, situated on the northeasterly corner of University Avenue and Eucalyptus Avenue, in the C-2-SP– Restricted Commercial and Specific Plan (University Avenue) Combining Zones.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 6a. **PLANNING CASE P04-0803 (Continued from November 18, 2004):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences,

- situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests continuance to January 6, 2005 and staff concurs.)*
- 6b. **PLANNING CASE P04-0967 (Continued from November 18, 2004):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests continuance to January 6, 2005 and staff concurs.)*
7. **PLANNING CASE P04-1031 (Continued from November 18, 2004):** Proposal of Eddy Sutiono, on behalf of the Sugarbush Properties, for variances related to the installation of two freestanding signs on 18 acres developed with a commercial center, “University Town Center”, at 1756 University Avenue, situated on the southwest corner of University and Chicago Avenues, in the C-2 – Restricted Commercial Zone. **Variances requested:** 1) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along Chicago Avenue, where the Zoning Code allows a maximum 25-foot high, double-face freestanding sign with a maximum sign area of 100-square feet and three lines of copy; 2) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along University Avenue, where the Zoning Code allows a 6-foot high, double-face freestanding sign with a maximum sign area of 25-square-feet and two lines of copy. *(The applicant requests continuance to January 6, 2004 and staff concurs.)*
- 8a. **PLANNING CASE P04-1120 (Continued from November 18, 2004):** Proposed conditional use permit by Kassab Ama to establish a service station and mini-mart with off-site alcohol sales on approximately one vacant acre, situated on the northerly corner of Market Street and Rivera Street, in the C-2 Restricted Commercial Zone. *(This case is being heard concurrently with P04-1157 and P04-1119). (The applicant requests continuance to January 6, 2005 and staff concurs.)*
- 8b. **PLANNING CASE P04-1157 and P04-1119 (Continued from November 18, 2004):** Proposed conditional use permit by Kassab Ama to establish an approximately 5,000 square foot market with off-site alcohol sales, and a design review of the plot plan and building elevations for an approximately 10,000 square foot, one-story commercial building and related parking, on an approximately one vacant acre, situated on the northwesterly side of Rivera Street, between Market Street and Allstate Drive in the C-2 Restricted Commercial Zone. *(These cases to be heard concurrently with P04-1120). (The applicant requests continuance to January 6, 2005 and staff concurs.)*
9. **PLANNING CASE P04-1238 (Annexation 101- Mariposa Avenue) (Continued from November 18, 2004):** Consideration of an annexation report and plan for providing services and to establish appropriate pre-zoning and General Plan land use designations to be placed on approximately 220 vacant acres generally bounded by Gamble Avenue to the west,

Krameria Avenue to the north, Mariposa Avenue to the south and Obsidian Drive to the east.  
*(Staff recommends continuance to January 6, 2004.)*

10. **PLANNING CASES P04-0846 and P04-1160 (Continued from November 18, 2004):** Proposal by Michael Napolitano, on behalf of Carl Underwood, to amend the Municipal Code (Title 19) by rezoning 2 vacant parcels totaling approximately 0.59 acres from the R-1-65 - Single Family Residential Zone to the R-O- Restricted Office Zone, and the design review of a plot plan and building elevations for the establishment of a two-story, 11,708 square-foot office building located at 5286 Sierra Street and 6812 Streeter Avenue, situated on the southeasterly corner of Sierra Street and Streeter Avenue.
11. **PLANNING CASE P04-0266:** Proposed Parcel Map 31588 by Jill Simmons to subdivide an approximately 2.4 acre parcel developed with a church, private school and a single family residence into 2 parcels at 10256 Keller Avenue, situated on the southerly side of Keller Avenue, easterly of Tyler Street in the RR- Rural Residential Zone.
12. **PLANNING CASE P04-1256:** Proposed minor conditional use permit by Neal Casper to add a second drive-thru lane for an existing McDonald's fast food restaurant on approximately 1.06 acres at 2891 Canyon Springs Parkway, situated on the southwesterly corner of Canyon Springs Parkway and Day Street, in the C-2-SP-Restricted Commercial and Specific Plan Combining Zone. In conjunction with this request the applicant is also requesting a variance to permit two menu signs totaling approximately 86 square feet where two menu signs totaling 32 feet is permitted.
13. **PLANNING CASE P04-1243 (Continued from November 18, 2004) :** Proposed modification of conditions for Tract Map 31214 (P03-0082) by Charles Avila to increase the approved maximum building height elevation from 1759 to 1771 on approximately 1.46 vacant acres proposed to be subdivided into 7 lots for residential purposes located on the northeast corner of Orange Terrace Parkway and Hillsdale Road in the R-1-65-Single Family Residential Zone.
14. **PLANNING CASE P04-1213 and P04-1068 (Continued from November 18, 2004):** Proposed Parcel Map 33061 by Development Resource Consultants on behalf of KOAR I. A. LLC., to subdivide approximately 5 acres containing 4 parcels into 5 parcels for condominium purposes and design review of the plot plan and building elevations to develop the site with 5 office /industrial buildings, situated on the easterly side of Rivercrest Drive, northerly of Fisher Road in the MP- Manufacturing Park Zone.
15. **PLANNING CASE P04-1198:** Proposed rezoning by Philip Teyssier to amend the Municipal Code (Title 19) to rezone approximately 1.43 vacant acres at 3218 Jefferson Street, situated on the southwesterly side of Jefferson Street, northwesterly of the A.T. & S.F. railroad, from the R-1-65-SP-Single Family Residential-Specific Plan Combining Zone to the C-3-General Commercial and Specific Plan Combining Zone.

9:30 a.m.

- 16a. **PLANNING CASE P04-1284:** Proposed Tract Map 33051 by Fidelity Homes, Inc, to subdivide approximately 1.7 acres into 15 lots for single family residential purposes at 1775-

81 Rivera Street, situated on the westerly side of Rivera Street, between Allstate Drive and Strong Street in the RR-Rural Residential (tentative R-1-65) Zone. *(This case is being heard concurrently with P04-1285 and P04-1286.)*

- 16b. **PLANNING CASE P04-1285:** Proposed rezoning by Fidelity Homes Inc. to amend the Municipal Code (Title 19) to rezone approximately 1.7 acres developed with two single family residences at 1775-1781 Rivera Street, situated on the westerly side of Rivera Street, between Allstate Drive and Strong Street, from the RR-Rural Residential Zone to the R-1-65 Single Family Residential Zone. *(This case is being heard concurrently with P04-1284 and P04-1286.)*
- 16c. **PLANNING CASE P04-1286:** Proposed planned residential development by Fidelity Homes Inc. to establish an approximately 15- unit planned residential development (to be consolidated with the adjacent La Rivera Villas project) together with parking, private and common open space on approximately 1.7 acres at 1775-81 Rivera Street, situated the westerly side of Rivera Street, between Allstate Drive and Strong Street, in the RR-Rural Residential (tentative R-1-65) Zone. *(This case is being heard concurrently with P04-1284 and P04-1285.)*
- 17a. **PLANNING CASE P04-0984 (Continued from November 18, 2004):** Proposed Tract Map 32270 by Adkan Engineers on behalf of Hawarden Development Corp., to subdivide approximately 35.2 vacant acres into 19 lots for residential and open space purposes, situated on the northeasterly side of Via Vista Drive, southeasterly of Overlook Parkway (extended) in the RC-Residential Conservation Zone. *(This case is being heard concurrently with Planning Case P04-1144.)*
- 17b. **PLANNING CASE P04-1144 (Continued from November 18, 2004):** Proposed planned residential development by Adkan Engineers on behalf of Hawarden Development Corporation to establish an approximately 18 lot planned residential development together with private streets and common open space on approximately 35 acres, situated on the northeasterly side of Via Vista Drive, southeasterly of Overlook Parkway (extended) in the RC-Residential Conservation Zone. *(This case is being heard concurrently with Planning Case P04-0984.)*

10:00 am

18. **PLANNING CASE P04-1273:** Proposed conditional use permit by Chuck Conyers to establish an automotive impound yard on approximately 1.63 acres developed with office building at 6101 Quail Valley Court, situated at the northerly terminus of Quail Valley Court, in the M-1-BP-Light Manufacturing and Business Park Combining Zone.
- 19a. **PLANNING CASE P04-1289:** Proposed conditional use permit by Terry Talley on behalf of Neal T. Baker Enterprises to construct an approximately 2,100 square foot fast food restaurant with a drive thru “Baker’s” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1290 and P04-1292.)*

19b. **PLANNING CASE P04-1290:** Proposed conditional use permit by William Navigato to construct and operate an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blain Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1292.)*

19c. **PLANNING CASE P04-1292:** Design Review of Plot Plan and Building Elevations by Terry Talley on behalf of Neal T. Baker Enterprises for an approximately 2,100 square foot fast food restaurant with a drive thru and an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1290.)*

E. **WORKSHOP** - 12:00 p.m.

20. Continued review of the General Plan 2025 Program with emphasis on the Zoning Code. The Commission will adjourn to the Board Room for this lunch time workshop.

E. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

21. Appointment of Planning Commissioner to Mayor’s Walkable Community Task Force.

22. Potential scheduling of Rancho La Sierra field trip.

23. Report from the City Planning Commission representative to the City Land Use Committee.

24. Recent City Council actions of interest to the City Planning Commission.

25. Briefing on upcoming agenda items.

G. **MINUTES** The minutes of September 23, 2004 to be presented for approval.

H. **ADJOURNMENT**

Adjournment to the January 6, 2005 meeting at 9:00 am.